

Town Of River Bend

LAND USE PLAN UPDATE 1987

Talbert, Cox & Associates, Inc.
An Espey, Huston Company

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RIVER BEND
LAND USE PLAN UPDATE

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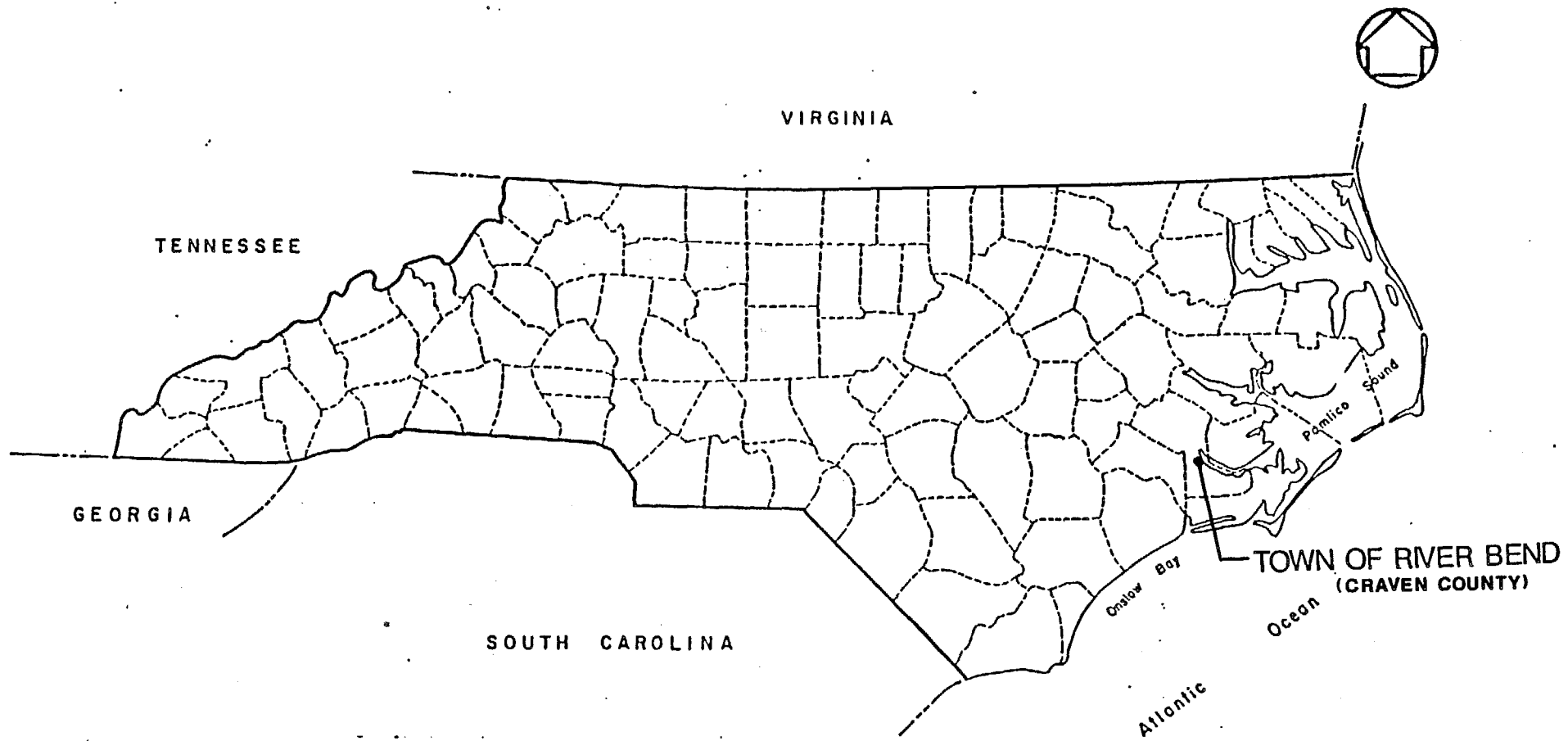
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MAP I
Location Map

RIVER BEND, NORTH CAROLINA
LAND USE PLAN: 1987 UPDATE

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SECTION I
Analysis of Existing Conditions
and
Projected Demand

TOWN OF RIVER BEND

LAND USE PLAN

A. ESTABLISHMENT OF INFORMATION BASE

This 1987 Land Use Plan Update for the Town of River Bend has been prepared in accordance with requirements of the North Carolina Coastal Area Management Act (CAMA). Specifically, this document complies with Subchapter 7B, "Land Use Planning Guidelines," of the North Carolina Administrative Code, as amended, June 1985.

The initial CAMA Land Use Plan for the Town of River Bend was prepared in 1982, one year after the community officially incorporated as a legal municipality (January, 1981). This is the first required update. According to the Land Use Planning Guidelines, the major purpose of periodic updating of local land use plans is to identify and analyze newly emerging community issues and problems. An additional element which was not required in the initial CAMA Plan is a "Storm Hazard Mitigation, Post-Disaster Recovery, and Hurricane Evacuation Plan," and is required to be included in the 1987 Update. This element is designed to help local governments coordinate effective policies and actions relating to the impact of hurricanes or other severe storms. The Town of River Bend, however, is somewhat of an inland community and not as subject to hurricane threats as some other coastal communities.

The guidelines further give the following objectives the update should meet:

- ° To further define and refine local policies and issues
- ° To further examine and refine the land classification system and the land classification map
- ° To assess the effectiveness of the existing land use plan and its implementation
- ° To further explore implementation procedures
- ° To promote a better understanding of the land use planning process

The 1982 Land Use Plan, to some extent, provided some of the needed information base for this update. However, in many cases, new information had to be developed. A number of data sources were tapped during the preparation of this plan in order to prepare updated analyses of population, housing,

and existing land uses. Most of the data came from primary and secondary sources in the form of direct contacts with representatives of various state and federal agencies and/or previously published documents or reports. Also, "windshield" surveys were conducted to obtain data on existing land use patterns. Interviews were conducted with various Town officials. Efforts were made to obtain data that was as up to date and accurate as possible.

The data analysis showed some dramatic changes and emerging trends in some cases. Some of the major conclusions of this updated land use plan are:

1. River Bend's population has continued to increase since the 1982 Land Use Plan. Consequently, there is less developable land within the Town limits, thereby encouraging more residential development in the extraterritorial limits.
2. Although some commercial growth has occurred along U.S. Highway 17, commercial development has not been significant in River Bend.

Some of the data sources utilized in preparing this document include:

1. U.S. Census of the Population, General Population Characteristics, 1980
2. N.C. State Data Center, Office of State Budget and Management
3. 1982 River Bend Land Use Plan Update

B. PRESENT CONDITIONS

1. Population:

Table 1, below, shows the population trends of the Town of River Bend from 1980 to 1985, with 1985 estimates provided by the State Data Center. Projections are also shown to 1990 and 1995.

TABLE 1: Town of River Bend Population
1980-1985, with Projections to 1995

<u>Year</u>	<u>Population</u>	<u>Num. Change</u>	<u>% Change</u>
*1980	959	--	--
*1984	1,584	625	65.1
*1985	1,696	112	7.0
**1990	2,185	489	28.8
**1995	2,788	603	27.6

*Source: N.C. State Data Center; Office of State Budget and Management

**Projections by Talbert, Cox & Associates, Inc.

From River Bend's first entry into the U.S. Census at 959 persons in 1980, the Town had grown to include 1,696 persons in 1985, according to State estimates. This is a total five-year increase of 737 persons, or 76.9%, representing an annual average increase of 15.3%. This is a very rapid growth rate and will likely not be sustained as developable land within the Town limits begins to diminish. Notice in Table 1 that the annual rate of growth between the years 1984 and 1985 was 7.0%. For projection purposes only, an annual growth rate of 6% will be assumed between 1985 and 1986, and declining to a constant growth rate of 5% per year from 1987 through 1995. This assumption would result in a 10-year increase of 1,092 persons, giving the Town a total population of 2,788 by 1995. Although it should be noted that this is a projection based on assumed growth rates, continuous and steady population growth in River Bend is likely to continue throughout the planning period.

a. Composition

A detailed breakdown of the composition of River Bend's population is not available from the U.S. Census. However, a Citizen's Survey questionnaire utilized during the development of this 1987 Plan Update indicated that about 70% of the Town's population is 51 years old and older. The Town began as a resort-retirement planned unit development, and this theme is still the major attraction to River Bend, as

the age of the greater segment of its population depicts. However, 30% of the population was indicated to be under 51 years old, according to the survey questionnaire.

b. Seasonal Population

As a small inland community with no major tourist attractions, the Town of River Bend's population does not fluctuate significantly on a seasonal basis.

c. Population Summary

The analysis of existing and projected population in the Town of River Bend suggests the following trends:

- (1) River Bend's population growth has been very rapid since its incorporation and since its first Land Use Plan. The population in 1985 had already exceeded the level for 1990 as forecast in the 1982 Land Use Plan. An overall annual average growth rate of 15.3% was noted between 1980 and 1985. Although a steady and strong growth pattern is projected to continue, it is likely that such growth will occur at a lower rate.
- (2) Although River Bend is still predominantly a resort-retirement community, indications are that more younger to middle-aged residents are locating in the Town.

2. Economic Analysis

Being founded as a residential-resort-retirement community, River Bend has no real economic base other than real estate development and sales. Other commercial activities include a marina and restaurant, and a convenience store. Much of the working-age group of the Town's citizens are employed in nearby New Bern or other surrounding communities, which gives the Town somewhat of a "bedroom community" status.

However, the impact of real estate development and sales has been more than just a little bit significant in River Bend in terms of the expansion of the Town's real property tax base. Notice Table 2, below:

Table 2: River Bend's Tax Base 1981-1987

<u>Year</u>	<u>Assessed Valuation</u>	<u>% Change</u>
1981	30,456,024	--
1982	34,897,414	14.6%
1983	37,590,659	7.7%
1984	43,860,263	16.7%
1985	49,567,668	13.0%
*1986	90,407,916	*82.3%
1987	94,530,266	4.3%

Source: River Bend Town Hall

*Year of Revaluation

a. Economic Summary

The analysis of current economic conditions indicates the following trends:

- a. The Town of River Bend will continue to be dominated by real estate development and sales, as opposed to commercial or light industrial ventures.

C. EXISTING LAND USE ANALYSIS

1. General Patterns

The overall pattern of land uses in River Bend is very similar to that identified in the initial 1982 Land Use Plan. Most of the previously undeveloped land within the Town limits has been or is under development. However, a substantial amount of undeveloped land remains in the former extraterritorial area. [By an act of the N.C. Legislature in early 1987, River Bend lost jurisdictional control over the areas identified in 1982 as the extraterritorial jurisdiction. The Town hopes that this jurisdiction will be restored during the period covered by this 1987 Plan Update.] Most of the more recently developed land was utilized for single-family residences and multi-family dwellings.

The continuous growth of residential areas in the Town's former extraterritorial jurisdiction is of major concern to the Town, since these areas are immediately adjacent to River Bend. Additional discussions of land use in the Town follows. (Also, see attached Map 2, Existing Land Use Map, 1987.)

a. Residential Land Use

From 1982 through June, 1987, a total of 378 building permits have been granted for new units in River Bend (261 single-family; 117 multi-family). Presently there are 681 single-family units within the entire area; i.e., the old extraterritorial area and the Town corporate limits, and 109 multi-family units.

b. Commercial Land Use

There are no major areas of commercial land uses in River Bend. Within the corporate limits, there is a convenience store and a restaurant, and in the adjacent areas along U.S. 17, there are some additional minor commercial uses. Most of the intensive commercial and business activities for River Bend residents occurs in New Bern, about five miles away.

c. Institutional Land Use

There are very limited public or institutional land uses in River Bend. Besides the Town Hall, there is a private facility for mentally retarded children (the Howell Center) in the Town and a limited facility retirement home.

d. Recreational Land Uses

Relative to its size, there is a significant amount of land utilized for recreational purpose in River Bend -- primarily in the form of a golf course. There are also private facilities containing two swimming pools and tennis courts. Also, the Town of River Bend has three small parks.

e. Land Use Summary

Most of the land area within River Bend's corporate limits has been or is being developed for residential purposes. There does not remain a substantial amount of vacant lots or developable acreage in the Town. On the other hand, most of the land area within the former extraterritorial area consists of rural farmland or woodlands. There are no industrial land uses within or immediately adjacent to the Town.

2. Significant Land Compatibility Problems

A land compatibility problem is generally identified when two or more land use types are adjacent to each other, and one is somehow restricted from expansion because of adverse conditions caused by the other, thus discouraging additional investment. While there are no "Classic" land use compatibility problems in River Bend, there are some emerging situations which have and will affect land use compatibility. For example, since the 1982 Land Use Plan, a number of residential subdivisions have been developed on the north side of U.S. 17 with frontage access directly onto this major thoroughfare, which is somewhat incompatible with potential traffic patterns.

Another issue of incompatibility is the continuing residential growth of areas in the former extraterritorial jurisdiction in close proximity to River Bend. However, as noted earlier, the Town can no longer exercise zoning or other land regulatory controls in the area. Inasmuch as any municipality is affected by the use of land in the environ immediately adjacent to its corporate limits, the current lack of extraterritorial jurisdiction by River Bend is of serious concern.

3. Major Problems from Unplanned Development

River Bend started out as "River Bend Plantation," a large Planned Unit Development, on 1200 acres of land with the intent of developing into a major resort-retirement community, including golf and water access themes. The project was very successful, and in a sense, the growth has been phenomenal. From an official listing of 1,057 residents in January 1, 1981, when the Town officially became a North Carolina municipality, to a 1985 estimate of 1,696, the population growth has been continuous. With growth and more intensive uses of land came more urban development related problems. As part of the 1987 Plan Update process, a citizen input survey was instituted in the form of a questionnaire. The intent was to obtain citizens' help in identifying major issues confronting the Town's future. The overall response from the citizens was good. Although this survey will also be referred to under the discussion of policies, three issues concerning problems from unplanned development will be mentioned here.

- a. Adequate and rapid removal of surface water from major rains or wind tides caused by storms (such as a northeaster) is a problem in some of the waterfront lot areas of the Town,
- b. Continuous growth within the Town and in the former extraterritorial area, has possible concerns about the provision of adequate water and services to meet increasing demand, and
- c. The adequacy of Shoreline Drive has been a growing concern because of possible flooding due to wind tide/surge near the Scotchman convenience store. Because this road is the only access into and out of the primary residential area of River Bend, there is much concern that in a flooding situation, much of the area would be cut off from the U.S. 17 Highway area.

4. Areas Experiencing or Likely to Experience Major Land Use Changes

Most of the areas likely to experience major changes are located in the former extraterritorial jurisdiction. The Town is currently concerned, since it cannot exercise zoning or subdivision control in this area. Within the corporate limits, the most notable change will likely be the development of more multi-family units (provided water and sewer services are adequate), as the actual amount of developable land within this area declines.

5. Identification of Areas of Environmental Concern (AEC's)

Of the two broad categories of statutorily defined Areas of Environmental Concern (AEC's) for Coastal North Carolina, i.e., Estuarine System AEC's and Ocean Hazards AEC's, only the Estuarine System is applicable to River Bend and the rest of Craven County. Although these AEC's have not changed, it may be useful to define these important areas prior to listing them again in this Update.

a. Coastal Wetlands

Coastal wetlands or marshlands are defined as any salt marsh or other marsh subject to regular or occasional flooding by tides, including wind tides (whether or not the tide waters reach the marshland areas through natural or artificial watercourses), provided this shall not include hurricane or tropical storm tides.

Coastal marshlands also contain some, but not necessarily all, of specific marsh plant species. There are no coastal wetlands or salt marshes of any major significance in Craven County. Although a significant amount of the County is traversed or bordered by two major rivers, and River Bend is adjacent to the Trent River, the occurrence of statutorily defined CAMA "wetlands" is not very extensive. However, there might possibly be some technical "wetlands" along narrow segments of the Trent River. Most of what could be termed "wetlands" actually consists of a few areas of wooded swamps in the lowlands near the two rivers. (It should be noted that for CAMA permit granting purposes, actual on-site investigations are required in order to determine the extent of technical "wetlands.") Also, it should be noted that some areas defined as "404" wetlands by the U.S. Army Corps of Engineers may also occur in River Bend's jurisdiction. Development in such areas are regulated by the Corps of Engineers.

b. Estuarine Waters and Estuarine Shorelines

Estuarine waters are defined in G. S. 113A-113(b)(2) as "all the water of the Atlantic Ocean within the boundary of North Carolina and all the waters of the bays, sounds, rivers, and tributaries thereto seaward of the dividing line between coastal fishing waters and inland fishing waters, as set forth in an agreement adopted by the Wildlife Resources Commission and the Department of Natural Resources and Community

Development filed with the Secretary of State, entitled "Boundary Lines, North Carolina Commercial Fishing -- Inland Fishing Waters," revised to March 1, 1965."

Estuarine shorelines are those non-ocean shorelines which are especially vulnerable to erosion, flooding, or other adverse effects of wind and water and are intimately connected to the estuary. These shorelines can be wetlands as well as dry land. This area extends from the mean high water level or normal water level along the estuaries, sounds, bays, and brackish waters as set forth in an agreement adopted by the Wildlife Resources Commission and the Department of Natural Resources and Community Development, for a distance of 75 feet landward. It should be noted, however, that estuarine shorelines are only located adjacent to coastal or joint waters, and not inland waters, and all of the water adjacent to River Bend is classified as "inland waters" and therefore not estuarine waters.

c. Public Trust Waters

Public trust waters are partially defined as all waters of the Atlantic Ocean and the lands thereunder from the mean high water mark to the seaward limit of state jurisdiction; all natural bodies of water subject to measurable lunar tides and lands thereunder to the mean high mark; all navigable natural bodies of water and lands thereunder to the mean high water level or mean water level, as the case may be. In other words, public trust areas are waters and adjacent lands, the use of which, benefits and belongs to the public.

-- In River Bend, all of the waters listed as inland waters are considered Public Trust Waters, i.e., the Trent River, Plantation Canal, Rocky Run Creek and Island Lake.

Currently, all major development and development-related activities within the designated AEC's in Craven County are regulated by the CAMA permit process and are guided by local policy (Regulations allow a local government to develop its own use standards for AECs if they are more restrictive than the State's, e.g., through zoning or subdivision regulations, etc.).

D. REVIEW OF CURRENT PLANS, POLICIES, AND REGULATIONS

1. Local Plans, Studies, and Regulations

The Town of River Bend has adopted the following plans, studies, and regulations:

- a. Town of River Bend Land Use Plan, 1982. Prepared by the Town of River Bend with assistance from a planning consultant, under CAMA, this initial plan describes the current population and economy, existing land uses, land use constraints, and community facilities constraints. Based on these existing conditions, it projects future needs and demands, and sets policies and objectives for meeting those needs.
- b. Zoning Ordinance. The River Bend Zoning Ordinance sets forth five residential zones, one institutional, one wildlife and one business district zone. The residential zones allow residential development on 20,000 and 15,000 sq.ft. lots. Planned Development Zones are minimum 5 acres - multi-family, 10 acres - single-family, with density stipulations. While most of the land within the Town is already subdivided and either built or committed, some vacant land does remain.

The River Bend Zoning Ordinance is administered by the Town with the part-time Town Administrator serving as the Zoning Enforcement Officer.
- c. River Bend Subdivision Regulations (and Amendments). Subdivision regulations govern the division of land into lots or tracts for building purposes. They set standards for the design of streets, lots, water and sewer systems and other standards necessary for the protection of the public health, safety, and welfare. If properly enforced, subdivision regulations should encourage the development of well-designed subdivisions with adequate improvements, such as roads.

The River Bend Subdivision Ordinance is administered by the Town Council and Administrative Officer.
- d. River Bend Flood Damage Prevention Ordinance. The new Flood Damage Prevention Ordinance, adopted in August 1986, when the Town entered the regular phase of the National Flood Insurance Program, identifies those areas subject to flooding and establishes standards for development in the 100-year floodplain.
- e. River Bend has adopted a Fire Prevention Code and a Hurricane Evacuation Plan.

2. Other Local Regulations

- a. State Building Code. Craven County adopted and actively enforces the State Building Code through its Building Inspections Department in the County and in River Bend.
- b. Septic Tank Regulations. Septic tank regulations are administered by the County Health Department and apply to the portion of River Bend not served by centralized sewer service.
- c. Craven County Evacuation, Hazard Mitigation and Post-Disaster Reconstruction Plan, 1984. This report, funded through the North Carolina Division of Coastal Management as a demonstration project, was an attempt to assess the various risk factors affecting the County in the event of a hurricane or major storm, and to develop policies aimed at lessening the potential damaging effects. The report also included policies on evacuation and rebuilding after such storms.
- d. Craven County Subdivision Regulations, 1982. Craven County utilizes subdivision regulations as its major land development regulatory device. Revised in 1982, these regulations govern the transition of raw land into new residential subdivisions and set out criteria for required facility improvements and general design standards. The subdivision ordinance is administered by the Craven County Planner, along with the Planning Board. All development proposals are reviewed against the standards set out therein and coordinated with other agencies such as the health department (currently applicable to all former extraterritorial jurisdiction).

3. Federal and State Regulations

In addition to the local ordinances and regulations discussed above, there are also various State regulations which could also affect land development in Craven County.

Important Note: Reasonable and logical implementation of the Policy Choices established in this Land Use Plan requires that all State and local agencies involved work toward re-establishment of River Bend extra-territorial jurisdiction.

E. CONSTRAINTS: LAND SUITABILITY

Under land suitability, possible serious constraints to development are generally considered under the broad categories of (1) physical limitations, i.e., hazardous (man-made or natural) areas, areas with soil limitations, hazardous slopes, etc.; (2) fragile areas, i.e., AECs, complex natural areas, or areas with cultural (architectural or archaeological) significance; and (3) areas with resource potential, i.e., productive or prime agricultural or forestlands, or potentially valuable mineral sites.

1. Physical Limitations

a. Man-Made Hazards

There are no significant man-made hazards in River Bend. However, the Town is very much concerned about military overflights and the possible expansion of training operations at the Oak Grove military facility in Jones County. Also, while not direct hazards, the Town is also concerned about being under the flight paths of Simmons-Knott Airport and the possible expansion of military restricted airspace.

b. Natural Hazard Areas

Flood Hazard Area: A detailed Flood Insurance Study showing elevations and flood hazard areas has been prepared for the Town of River Bend and presented on maps dated August 19, 1986. Some of River Bend is located in the 100-year flood plain, i.e., "Zone A." There are no high velocity of "V" zones in River Bend. The Town does participate in the National Flood Insurance Program and enforces a Flood Damage Prevention Ordinance.

Areas with Soils Limitations: Updated and detailed mapping of various soil types and survey interpretations were not available for Craven County during the development of the 1982 Land Use Plan Update. However, an updated, although unpublished soil survey has been completed in preliminary form. The report was prepared by the USDA Soil Conservation Service. The report includes detailed descriptions of the soil types and properties for all of Craven County with discussion of the suitability for various uses, such as croplands, urban development, septic tank placement, and recreation. The most important feature or property of soils to consider in nearly any location is the drainage capability, since well-drained, stable soils can be used for a variety of "development" purposes, i.e. croplands or residential (septic tank suitability).

Generally, most of the soils in Craven County, including River Bend, have limitations for many uses because of wetness, too rapid permeability, too slow permeability, or low strength. Of the 47 mapped soils classifications contained in the County Soil Survey Report, 34 were characterized as being "poorly drained" with limitations for urban development uses; 7 were described as "well-drained" to "excessively well-drained"; and 5 were characterized as "moderately well drained." Most of the soil types, however, are suitable for various agricultural uses if the proper drainage is provided. Regarding septic tank suitability, only five soil types appeared to have good placement potential. Two soil types, i.e., Autryville and Conotoe, were described as having "slight" limitations, while three soil types, i.e., State, and two Norfolk soils, were listed as having "moderate" limitations. Geographically, about one-half of the Town of River Bend (mostly east of Shoreline Drive) is served by centralized sewer and water, while the other half is not and utilize wells and septic tanks. Although, generally, the soil types in River Bend are not conducive for septic tank placement, the Town has not experienced any major complaints or problems from septic tanks in areas where they are located.

c. Sources and Estimated Quantity of Water Supply

Groundwater: Groundwater comprises the sole source of water supply for both public and private systems in Craven County, including River Bend. Sub-surface water of reasonable quality and quantity can be found throughout the County, as the area is underlain by a vast aquifer system from which potable water can be drawn at various depths. There are several geologic strata occurring in the aquifer system underlying the County.

Large quantities of groundwater can be obtained from wells in various parts of Craven County. However, its usefulness is limited by the chemical quality of the water, i.e., iron, hardness, and possibly manganese, and such is the case with the wells which supply River Bend. The general quality of groundwater in the County is good, but some degree of treatment is necessary to make it meet the U.S. Public Health Service standards for public water supplies. Also, hydrologists have noted that in supplying the County with water, there is a need for well separation. River Bend's centralized water service is not owned by the Town but by a private utilities company, Carolina Water Service, Inc. The system is supplied by three wells, with a combined 12-hour maximum output of 408,000 gallons per day (gpd). The water is treated for manganese and iron.

In summary, most of Craven County's water supply comes from below the "unconfined" aquifers, i.e., the general water table. Because of the depth of this water supply, it is unlikely that above-ground activities will produce adverse impacts.

Surface Water Quality: The quality of the surface water in Craven County, especially the Neuse River, has been of special concern to North Carolina environmental officials for many years. State agencies have been involved in discussions and projects to locate and identify sources of the serious algae bloom and related problems in their attempts to develop solutions. The Neuse River has been recommended that it be declared as "Nutrient-Sensitive Waters" by the North Carolina Environmental Management Commission. This special designation (there were only two in the State as of 1986) requires certain actions to help minimize point and non-point sources of pollution. Requiring upgrading of wastewater treatment systems is an example of actions aimed at reducing point sources of pollution. It is not clear, however, how this

designation would affect the Trent River in the River Bend area.

2. Fragile Areas

These are areas which could be easily damaged or destroyed by inappropriate or poorly planned development. In addition to areas of environmental concern, this could include complex natural areas, areas that sustain remnant species, areas containing unique geological formations, registered natural landmarks, and others, such as wooded swamps, prime wildlife habitats, scenic and prominent high points, and archaeological and historic sites. Very few of these areas are located within River Bend's jurisdiction. For discussion purposes, these fragile areas will be divided into two broad categories: "Natural Resource Fragile Areas" and "Cultural Resource Fragile Areas."

a. Natural Resource Fragile Areas

Natural resource fragile areas are generally recognized to be of educational, scientific, or cultural value because of the natural features of the particular site. These areas include: complex natural areas, areas that sustain remnant species, unique geological formations, wooded swamps, prime wildlife habitats, or registered natural landmarks. River Bend does have a wildlife preserve that is protected by its zoning ordinance.

b. Cultural Resource Fragile Areas

River Bend is a very "young" community, and no comprehensive survey of historic, architectural or archaeological resources has been conducted. Therefore, no such cultural resources are presently known to exist within the Town's jurisdiction.

3. Areas of Resource Potential

Areas with resource potential include: productive and unique agricultural lands; potentially valuable mineral sites; publicly-owned forests, parks, fish, and gamelands, and other non-intensive outdoor recreation lands; and privately-owned wildlife sanctuaries. In addition to the above-mentioned wildlife preserve, agricultural lands and forestlands are the only areas of resource potential that may apply to River Bend. The majority of the land within The Town's former extraterritorial jurisdiction is agricultural and forestlands. However, this same area is also in a general state of "transition" as more and more residential subdivisions are being developed.

F. CONSTRAINTS: CAPACITY OF COMMUNITY FACILITIES

1. Water

Geographically, about one-half of River Bend is served by centralized water through Carolina Utilities, Inc., while the other half utilize private wells for water. River Bend's centralized water system consists of three wells with a maximum daily capacity of 408,000 gallons, and one elevated storage tank with a storage capacity of 100,000 gallons. Currently, only areas within the corporate limits of the Town are served by the water system and there are no water lines extending into the former extraterritorial jurisdiction. The water system, as of June, 1986, serves 653 customers, and with the current maximum daily usage being 250,000 gpd, or 61% of its capacity. At this time, the private utility company has tentative plans to expand the water system to possibly serve some new subdivisions on the west side of Shoreline Drive. Assuming an average per capita consumption rate of 100 gpd, the existing system could serve a population of 4,080 persons. This, theoretically, meets the entire needs of the Town in 1995.

2. Sewer

Carolina Utilities also owns and operates the only centralized sewer service for the Town. The system serves (as of June, 1986) 496 customers.

The existing wastewater treatment plant has a capacity of 170,000 gpd, with an average daily use of 100,000 gpd, leaving an available surplus of 70,000 gpd. It has tertiary treatment and a standby generator.

Assuming an average per capita use of 75 gpd, the current system could serve at maximum 2,267 persons. Even if the service were expanded, capacity would need to expand in order to serve all of River Bend's population by 1995.

3. Solid Waste

The Town of River Bend does not maintain its own garbage collection service, but is served by private companies, which take the refuse to the Craven County Landfill. This landfill has a life expectancy of through the year 2000.

4. Schools

There are no schools within River Bend, and the school-age children in this semi-retirement community attend schools in nearby New Bern.

5. Transportation

River Bend's principal accessway is Shoreline Drive, which connects to U.S. Highway 17, a major thoroughfare, which traverses the County. Concern has been raised over the adequacy of the thoroughfare as an access route in the event of a disaster requiring the Town's evacuation. Serious flooding due to wind tide/storm surge could very well cut off much of the Town from access to U.S. 17. Other local thoroughfares, i.e., neighborhood streets and collectors, are generally adequate, but some are subject to momentary storm water flooding.

6. Medical Services

Medical services for River Bend are provided primarily in nearby New Bern, which has a primary care facility (Craven County Hospital), and many physicians and dentists in private practice. There is a dentist office in River Bend.

7. Police and Fire Protection

Police protection is provided by the Town's own local force with back-up service by the Craven County Sheriff's Department. River Bend's own police force consists of a chief, three officers, and two police cars. This level of service, with back-up support from the County, appears adequate for the Town. River Bend is included in the Rhems Volunteer Fire District and is the district's largest single financial contributor, paying annual fees of \$30,000. The Town is also the largest population center in the fire district. The Rhems District currently has two pumping trucks, a 15,000-gallon tanker truck, one four-wheel-drive 50-gallon brush truck (for forest fires), and one equipment van. The current rating for the district is 9-A.

River Bend has a number of "dry" fire hydrants within the Town, and is in the process of developing connections to the Town's water tower.

G. ESTIMATED DEMAND

1. Population and Economy

As noted in Table 1, the population of River Bend has continued to grow rather rapidly since its incorporation. The Town's appeal, i.e., as a well-planned, quiet, aesthetically pleasing retirement resort community, will likely continue to attract new residents throughout the planning period, i.e., through 1995. Assuming an average household size of 2.2 persons per household, the 1,092 persons projected from 1985 to 1995, could add 496 additional households to River Bend. The economic base is still likely to remain predominantly real estate development and sales.

2. Future Land Need

The majority of land within the Town corporate limits has already been developed primarily for residential uses, although there still remains some undeveloped residential lots scattered throughout existing planned subdivisions. However, within the existing corporate limits, there is limited land available for additional subdivisions. If the population does continue to increase as projected, the present Town limits may not be able to accommodate such growth. This will place more burden for development upon the lands in the former extraterritorial area, which is why the Town was interested in exercising land development controls in this area. The Town hopes that during the planning period it will be able to regain land use regulating authority in this area.

Assuming an average residential unit-land demand of 20,000 square feet, then the projected 496 households will require 227 acres. Again, much of this acreage will likely have to be in the former extraterritorial jurisdiction.

It is not anticipated that commercial activities will increase significantly within the Town corporate limits, and therefore not require much land.

3. Community Facility Need

The projected population increase by 1995 of 1,092 persons, or 496 households, will certainly impact the residential land uses of River Bend. As discussed under "Community Facilities Constraints," the present water system, if expanded to serve the entire Town, can adequately serve the projected 1995 population of 2,788 persons. Although the existing wastewater treatment plant, with a 170,000

gpd capacity, can only serve a maximum of 2,267 persons, if the plant capacity and service were to be extended to the whole Town, then the system would be capable of serving the projected 1995 population of 2,788 persons. With diminishing residential land available within the corporate Town limits, developments will likely occur in the former extraterritorial jurisdiction. However, moderate to severe soil limitations exist, both within the Town and some areas of the extraterritorial jurisdiction. This will limit the placement of septic tanks in these locations. Carolina Utilities, Inc., currently does not extend water or sewer service beyond the Town limits. With the projected demands for residential development beyond the Town limits, the utility company will need to consider expanding at least its sewer system to meet the projected increased population.

Other facilities and services, such as medical, and protective and emergency services are projected to be adequate throughout the planning period.

SECTION II

Policy Statements

POLICY STATEMENTS

The formulation of specific policies regarding growth and management objectives is perhaps the most important part of this updated land use plan. These policies must, in some cases, strike a delicate balance between objectives of the Coastal Resources Commission and the desires and objectives of the citizens of the Town of River Bend. River Bend has experienced a remarkable amount of growth since the initial 1982 Plan. Almost exclusively, this growth has occurred in the residential sectors. With this strong population growth since the 1982 Plan, it is now even more important that policy issues be addressed in this 1987 Plan Update.

The Coastal Resources Commission, recognizing the diversities which exist among the coastal communities, required the Town to specify particular development policies under four rather broad topics in 1982.

These topics include:

- Resource Protection
- Resource Production and Management
- Economic and Community Development
- Continuing Public Participation

For the 1987 Update, the Coastal Resources Commission has added a fifth issue, that being "Storm Hazard Mitigation."

After an analysis of the existing conditions and trends, and input from the Town's citizens, policies were developed to provide an overall framework for guiding growth and development in River Bend throughout the current planning period, i.e., through 1996.

As part of the land use planning process and public participation process, the Town Council and Planning Board decided to use a planning questionnaire, which was extensively distributed throughout the River Bend community. The responses were broken down by age groups, i.e., 20-50 years old, and 51-and-over. Based on results of that questionnaire and conversations with the Planning Board and Council members, it was determined that the following represent primary development issues to be addressed in the 1987 Land Use Plan. Most of these policy areas relate to Economic and Community Development, and will be addressed in that section of the report. Also, more details on the survey are included in Appendix 1.

1. Maintenance of the quiet residential character of River Bend.
2. The amount and location of future commercial development.
3. Control and guidance of land development within the planning jurisdiction.

4. Provision of adequate water and sewer to meet growth demands.
5. Provision of adequate drainage for River Bend.
6. Adequacy of Shoreline Drive as main entrance to River Bend and to U.S. 17.

A. RESOURCE PROTECTION

1. Areas of Environmental Concern: Development Policies

River Bend recognizes the primary concern of the Coastal Resources Commission, in terms of protecting resources, as managing Areas of Environmental Concern (AECs). Although only two AECs have the possibility of occurring in River Bend, i.e., wetlands and Public Trust areas, the Town also shares this concern for the protection and sound management of these environmentally sensitive land and waters.

River Bend's overall policy and management objective for the AECs within its jurisdiction is "to give the highest priority to the protection and coordinated management of these areas, so as to safeguard and perpetuate their biological, social, economic, and aesthetic values and to ensure that development occurring within these AECs is compatible with natural characteristics so as to minimize the likelihood of significant loss of private property and public resources." (15 NCAC 7H. 0203) In accordance with this overall objective, River Bend will permit those land uses which conform to the general use standards of the North Carolina Administrative Code (15 NCAC 7H) for development within the Estuarine System. Generally, only those uses which are water dependent will be permitted. It should be noted, however, that occasionally portions of the Administrative Code change, which may affect definitions and use standards.

a. Coastal Wetlands

By technical definition, there is very little "coastal wetland", i.e., regularly flooded salt marsh areas containing certain plant species in River Bend or in Craven County. The technical "coastal wetlands" occur along the upper reaches of the Neuse River and some adjacent creeks, and possibly along relatively narrow segments of the Trent River. Most of what could be termed "wetlands" in the County consists of "wooded swamp" areas in the lowlands near the two rivers. The more sensitive "wet" areas are, obviously, those closest to the water. River Bend has tentatively identified potential wetland areas as Wildlife Preserves and they are zoned as such in the Town's Zoning Ordinance. The first priority of uses of land in these areas should be the allowance of uses which promote "conservation" of the sensitive areas, with conservation meaning the lack of imposition of irreversible damage to the wetlands. Generally, uses which require water access and uses such as utility easements, fishing piers and

docks, will be allowed, but must adhere to use standards of the Coastal Area Management Act (CAMA: 15 NCAC 7H) and/or as permitted by the U.S. Army Corps of Engineers for areas determined to be "404" wetlands.

b. Estuarine Waters and Estuarine Shorelines

Again, it should be noted that there are no estuarine waters or estuarine shorelines in River Bend. However, in order to promote the quality of the adjacent surface waters as well as minimize the likelihood of significant property loss due to erosion or flooding, River Bend will permit only those uses which are compatible with both the dynamic nature of the shorelines and the values of the surface water system. Residential, recreational, and commercial uses may be permitted within the estuarine shoreline, provided that:

- ° a substantial chance of pollution occurring from the development does not exist;
- ° natural barriers to erosion are preserved and not substantially weakened or eliminated;
- ° the construction of impervious surfaces and areas not allowing natural drainage is limited only to that necessary for developments;
- ° standards of the North Carolina Sedimentation Pollution Control Act 1973 are met;

c. Public Trust Areas

River Bend recognizes that the public has certain established rights to certain land and water areas. These public areas also support recreational fisheries, waterfowl hunting, and also contain significant aesthetic value. River Bend will promote the conservation and management of public trust areas. Allowable uses shall be those which do not cause detriment to the physical, chemical, or biological functions of public trust areas. Such uses as navigational channels, drainage ditches, bulkheads to prevent erosion, piers, docks, or marinas, shall be permitted.

d. Policy Alternatives: Development in AECs

- (1) Revising and strengthening the existing Subdivision Regulations, to impose stricter design standards, particularly in waterfront areas, or areas with water accessibility.
- (2) Continue to utilize current management tools and enforcement system, i.e., existing Subdivision Regulations (with no modifications), along with Federal and State permit and review processes, i.e., 404, and CAMA.

e. Policy Choices

River Bend will continue to utilize the existing regulatory system, i.e., existing Subdivision Regulations, along with Federal and State permit and review processes, i.e., 404, and CAMA along with updating and strengthening existing local regulations.

2. Development in Areas with Constraints

The constraints to development in River Bend relate to both physical constraints and limitations of community facilities. The physical constraints include soils limitations and Areas of Environmental Concern.

a. Policy Alternatives

- (1) Amend subdivision regulations to include stricter design standards.
- (2) Permit development in those areas, utilizing current state, federal and local regulatory processes, i.e., CAMA, flood ordinance, current subdivision regulations, stormwater run-off requirements, and Corps of Engineers 404 permits, and zoning, if adopted, where adequate protective measures have been taken.

b. Policy Choices

River Bend adopts the following policies regarding development in areas with constraints.

- (1) River Bend realizes the inevitability of some development occurring in flood prone areas. Therefore, the Town will continue to participate in the National Flood Insurance Program and enforce its "regular phase" Flood Damage Prevention Ordinance through the County Building Inspection Program. Proposed developments which are not otherwise damaging to AECs may be permitted, provided protective measures which comply with flood insurance requirements are imposed.
- (2) Development in areas where soil types have limited bearing capacity will not be encouraged.
- (3) In areas with possible septic tank limitations, River Bend will remain committed to decisions rendered by the County Health Department's Sanitarian.

c. Implementation Schedule

River Bend will continue to support enforcement of existing regulatory controls.

3. Hurricane and Flood Evacuation Needs and Plans

An extensive and detailed "Emergency Management Plan" was adopted by River Bend in December 1984, and amended in September 1987. The plan contains specific information and policy directives on the Town's response to hurricane emergencies. The plan is incorporated into this Land Use Plan Update as Appendix 1. The Town of River Bend will abide by the policies contained in that document.

4. Protection of Potable Water Supply

As discussed in Section 1, River Bend's water distribution system is based on groundwater drawn through a series of wells as the supply source. Land uses near groundwater sources are regulated by the North Carolina Division of Environmental Management through N.C.A.C. Subchapter 2L and Subchapter 2C. River Bend recognizes the importance of protecting potable water supplies and therefore supports the enforcement of these regulations. Also, the County will discourage, through development controls, any development which may encroach upon these wells.

5. Use of Package Treatment Plants

Currently, centralized sewer is provided only in one-half of the Town. The use of small package treatment systems has generally been viewed as acceptable in River Bend, provided necessary environmental permits can be obtained. Although package treatment plants in "growth" areas are viewed as an acceptable alternative, it is not the Town's desire to see a proliferation of small package treatment systems which bear no relation to each other. Developers will be encouraged to cooperate so that any such system (each to be reviewed on a case-by-case basis) can be developed in some pattern of uniformity.

6. Stormwater Runoff Associated with Agriculture, Residential Development, Phosphate or Peat Mining, and Its Impact on Coastal Wetlands, Surface Waters, or Other Fragile Areas

This issue is not as relevant to River Bend as may be the case with other coastal communities. However, the development of residential areas in the Town would be noted here except all of the waterfront lots have been developed. The Town does support mitigative measures for runoff control, such as sedimentation and erosion provisions which are enforced by other regulatory agencies.

7. Marina and Floating Home Development

The Town supports the development of marinas in compliance with existing environmental regulations. So-called "floating homes," to date, have not been an issue or problem in River Bend's jurisdiction. However, it is quite possible that during the planning period, this issue could arise. River Bend sees "floating homes" as an undesirable use at this time and they are not permitted under current zoning regulations. The Town will allow marinas to be developed in compliance with State, Federal, and local environmental and health regulations.

8. Industrial Impacts on Fragile Areas

This issue is not relevant to River Bend.

9. Development of Sound and Estuarine System Islands

There are no estuarine system islands in River Bend's jurisdiction, because there are no estuarine waters, only inland waters. There are, however, a few small riverine islands which are likely natural fragile areas and not developable. It is the Town's policy that these areas should be protected from any environmentally adverse development. Such areas should be classified as "Conservation" in the River Bend Land Classification System. (See Map 3, attached.)

B. RESOURCE PRODUCTION AND MANAGEMENT POLICIES

Having developed as a retirement-resort community, the principal resource in River Bend is its setting and characteristic quiet residential setting, with limited commercial and no industrial activities. The "traditional" resource production policy areas such as agriculture, forestry, commercial fishing, mining, and impact of off-road vehicles bear no relevance in River Bend.

1. Commercial and Recreational Fisheries

The productive water bodies in and around the Trent River and adjacent creeks have provided many opportunities for recreational fishing. It is, therefore, very important to continue those actions and programs which enhance and protect the water quality of productive fishing areas. River Bend would like to see water quality in all of the productive water bodies maintained. The Town has appointed a committee of five citizens to investigate the quality of water surrounding the Town. However, the Town also recognizes that its relative impact upon local waters is not as great as upstream non-point pollution sources.

2. Residential and Commercial Land Development

River Bend, as discussed under sections of this report analyzing existing population and economic trends, is growing at a relatively rapid pace. The growth trend is projected to continue through the planning period and the Town could face a "rapid growth" situation in which it will have to address issues resulting from increased residential use of land within the corporate limits and pressures for growth in the former extraterritorial jurisdiction.

A more detailed discussion of the specific types of development along with relevant policy statements are included in the following section, "Economic and Community Development Policies".

C. ECONOMIC AND COMMUNITY DEVELOPMENT POLICIES

1. Issues from Citizen's Survey

As discussed at the beginning of the policy statements section, a citizens survey questionnaire was conducted as part of the 1987 Plan Update process. These issues, along with relevant policy statements, will be presented under this subsection. Although the Land Use Planning Guidelines require certain areas to be addressed, the issues identified in the survey will be presented first:

a. CONTROL AND GUIDANCE OF FUTURE DEVELOPMENT

Based on the results of the planning questionnaire, the second most critical development issue of all age groups responding to the questionnaire was the need for control and guidance of land development. Throughout the planning process, there has been concern expressed about retaining the residential character of River Bend and the need to guide the location of future commercial development so it will not adversely affect the residential character of the community. During planning work sessions, options such as developing a new thoroughfare to landscape buffer requirements to an appearance commission has been discussed. As has been discussed before, retaining the quiet residential character of River Bend is of utmost importance and this can best be done by control and guidance of future commercial development.

Policy Alternatives:

- 1) Continue to use existing zoning ordinance to control and guide commercial development.

Policy Choices:

- 1) Designate specific areas along U.S. 17 as future commercial areas and rezoning for such use as requested as the market demand justifies such action.
- 2) River Bend's policy will be to establish site plan review of all future commercial development by revising existing ordinances to permit such review.
- 3) River Bend's policy will be to require more buffering of commercial areas with plant material and by review and revision of existing ordinances to require such additional screen buffering.

Note: The Town has established a Community Appearance Commission to formulate and recommend to the Town Council at the adoption of amendments of ordinances (including the zoning ordinance, subdivision regulations, and other local ordinances regulating the use of property) that will, in the opinion of the Commission serve to

d. FUTURE RESIDENTIAL DEVELOPMENT ALONG U.S. 17 HIGHWAY CORRIDOR

When River Bend was incorporated as a municipality in early 1981, the U.S. 17 highway corridor was very rural in character. Until recently, this area has remained rural in character with the exception of residential lots that have been recently approved on both sides of U.S. 17 near Shoreline Drive. In some cases, these new subdivisions have a service road off of U.S. 17 and, in other cases, all of the new lots have direct access to U.S. 17 with individual driveways. To retain an attractive appearance along U.S. 17 and to make this highway corridor as safe as possible, local officials must determine if future subdivisions should be permitted to front residential lots with driveways directly on U.S. 17 or should they require that lots be served by a secondary road that provides access to U.S. 17.

Policy Alternatives:

- 1) Take no action and allow future residential subdivisions along U.S. 17 to have direct access to U.S. 17.

Policy Choices:

- 1) River Bend policy will be to review and revise subdivision regulations to require future subdivisions to provide residential streets with access to highway corridor rather than direct access to U.S. 17 from each lot.

Note: This is academic. Access to U.S. 17 within corporate limits is presently committed. If extra-territorial jurisdiction is returned, a policy choice will be important and needed.

e. AMOUNT AND LOCATION OF FUTURE COMMERCIAL DEVELOPMENT

During the last several months, there has been a great deal of discussion on what is an appropriate location for future commercial development at River Bend. When this question was asked in the planning questionnaire, 61% of all age groups responding indicated that they would like to see commercial development located along the U.S. 17 corridor but away from the entrance to River Bend. As River Bend continues to grow, there will be more and more pressure to develop commercial areas to meet the demand of current and new residents. Establishing a policy to direct this anticipated commercial growth is a high priority with River Bend officials.

Policy Alternatives:

- 1) River Bend officials will determine best location for commercial development along U.S. 17 corridor and rezone that area for such use.
- 2) River Bend officials will establish policy to require all commercial development be located adjacent to U.S. 17 and review requests for rezoning for such use on a case-by-case basis.

Policy Choice:

- 1) Continue to use zoning ordinance and rezoning request process to direct future commercial growth.

f. NEED FOR ADDITIONAL LAND FOR RECREATIONAL PURPOSES

The results of the planning questionnaire show that 54% of the families in the 20-50 age group would like to see the Town purchase additional land for recreational purposes. In the 51-and-above age group, 33% indicated an interest in seeing the Town acquire more recreational land. When asked about willingness to pay additional taxes for the purchase of such land, 44% in the 20-50 age group said they would be willing to pay more taxes for such purchases, with 27% of the 51-and-over age group saying they would be willing to pay more taxes. In addition to the results of the planning questionnaire, it is apparent that as River Bend continues to grow, it would be desirable to continue to set aside additional land for recreational purposes as required in the subdivision regulations.

Policy Alternatives:

- 1) Take no action and continue to require subdivisions to set aside land for recreational purposes in their subdivision or pay a fee per dwelling unit as now required in subdivision regulations.
- 2) River Bend will establish a recreation committee to prepare a recreation needs plan to best utilize future recreation funds paid by developers fees and from other interests.

Policy Choice:

- 1) River Bend policy will be to continue to require developers to set aside a specified land amount for each dwelling unit for recreational purposes or pay specific amounts per dwelling unit developed. In addition, the Town of River Bend will prepare a recreation master plan based on projected population to best utilize funds set aside for recreational land purchases and development.

Public access to public waters is also an issue of concern in River Bend. Currently, boating access is provided through a private marina which charges a nominal launching fee. However, the Town does not have the capacity to develop expanded water access opportunities.

g. FUTURE PLANNED UNIT DEVELOPMENTS IN RIVER BEND

In recent years, River Bend has experienced some development of townhouses, condominiums, and other multi-family developments primarily adjacent to Shoreline Drive. When citizens of River Bend were asked about future development of high quality planned unit developments in River Bend, 67% of the 20-50 age group and 83% of the 51-and-over age group said they would not like to see clustered housing developed at River Bend.

Policy Alternatives:

- 1) River Bend policy will be to review and revise subdivision regulations to not permit future planned residential development and group development.
- 2) River Bend policy will be to review existing requirements on planned and group development to determine if revising can or should be made to make this type of development more acceptable to River Bend citizens.

Policy Choice:

- 1) River Bend policy will continue to permit planned residential development and group development as allowed by subdivision regulations.

h. NEED FOR BETTER CONTROLS ON PARKING OF BOATS AND TRAILERS ON PRIVATE PROPERTY

When River Bend citizens were asked if people should be able to park their boats, trailers, etc., anywhere they wanted to on their own property, 57% of the 20-50 age group said they should not be able to park them anywhere. 87% of the 51-and-over age group did not think people should be able to park boats, trailers, etc., anywhere, even on their own property because in many cases the location of their boats and trailers can have a direct visual effect on adjacent property owners. Controlling the location of boats, trailers, etc., can be regulated through a restrictive covenant for a subdivision but may be more difficult from a municipality standpoint. Obviously, based on the results of the questionnaire, there is some concern about this issue.

Policy Alternative:

- 1) River Bend's policy will be to take no action.

Policy Choice:

- 1) River Bend policy will be to continue with existing ordinances.

i. PROVISION OF ADEQUATE DRAINAGE FOR RIVER BEND

Because of the low elevation of much of River Bend, there continues to be a problem with periodic flooding, primarily along Plantation Canal. In an effort to determine how this periodic flooding could be controlled or improvements made to reduce the effects of flooding, the Town had secured the assistance of a consulting engineering firm. This study, once completed, was to have contained recommendations on how to address this continuing problem. However, because of budgetary and other considerations, the Town decided not to complete the project.

j. PROVISION OF ADEQUATE WATER & SEWER SERVICES

When citizens were asked in the planning questionnaire to rank the most critical development issues, with 1 being the most critical and 9 the least critical, concern about water & sewer service was Number 6, which is rather low. When citizens were asked if they would be willing to pay more taxes for water, 54% said no, with 56% saying no for sewer. This response is understandable in the fact that many of residences located in River Bend are being served by both water and sewer service through a private company with only a portion of the community on individual water and septic tanks.

As River Bend has worked on the update of the Land Use Plan, the Town has also secured the services of Talbert, Cox & Associates, Inc., to study the private water and sewer systems and make recommendations on the desirability of the Town purchasing these systems. Based on the results of the study and the Land Use Plan, it is apparent that most citizens do not want to expend tax funds to provide water and sewer and the company presently providing services is doing a good job and does have plans to expand the system to serve more customers.

Policy Alternative:

- 1) River Bend policy will be to begin the process of purchasing the private water and sewer system.

Policy Choice:

- 1) River Bend policy will be to continue to use the private water and sewer service now available.

D. CONTINUING PUBLIC PARTICIPATION POLICIES

Throughout the preparation of this Plan Update, the input of the citizens of River Bend was actively sought. At the outset, a planning survey questionnaire was developed and widely distributed throughout the Town. The results were utilized to determine the relevant planning issues facing the Town throughout the planning period. A summary of the process and results are shown in Appendix 2.

In addition to the survey, the Planning Board, which consists of five local citizens representing the Town, was actively involved with the Planning Consultant throughout the entire process. Several work sessions were held, as well as regular Planning Board meetings, all of which were open to the public. Specifically, meetings at which the Land Use Plan was discussed were held on the following dates:

(By the Planning Board): February 26, March 26, August 27, 1986; May 7 and July 2, 1987

(By the Town Council): February 19, May 21, August 20, and September 17, 1986

In addition to the above dates, a special joint meeting with both boards was held June 17, 1987. This meeting was advertised as a public information meeting. All planning documents are continually available at the Town Hall for public inspection.

As a matter of policy, the Town of River Bend has always sought to keep its citizens informed of Town proceedings. A summary of the proceedings of both the Planning Board and Town Council meetings is published monthly in the River Bender, a local newspaper distributed throughout the Town. All meetings of the boards and committees are open to the public. These policies will continue throughout the planning period.

SECTION III
Land Classification System

LAND CLASSIFICATION SYSTEM

The purpose of the land classification system is to provide a uniform way of looking at how the use of land interacts with environmentally sensitive areas and with the development needs of a particular locality. It is not a strict regulatory device in the sense of a zoning ordinance or zoning map. It represents more of a tool to aid in understanding the relationships between various land use categories and how these relationships help shape local policy. Particular attention is focused on the intensity at which land is used and the level of services needed to support that intensity. The regulations for the Coastal Area Management Act state:

"The land classification system provides a framework to be used by local government to identify the future use of all lands in each county. The designation of land classes allows the local government to illustrate their policy statements as to where and to what density they want growth to occur, and where they want to conserve natural and cultural resources by guiding growth." (7B.0204) (a)

The five land classifications, along with a land classification map, are therefore intended to serve as a visual representation of the policies stated in Section II of this plan. The map depicting these classifications must be as flexible as the policies that guide them. (See the attached Land Classification Map, Map 3.)

Only three of the Coastal Resources Commissions' five land classifications will be relevant to the land development policies of the Town of River Bend. River Bend, unlike many other municipalities within coastal counties, has no direct connection to estuarine waters or estuarine shorelines. There is, however, the possibility of coastal wetlands (basically the same as the "wildlife preserve" area), and significant flood prone areas. The presence of any other "environmentally sensitive" areas in River Bend is unlikely. Therefore, the three land classification categories presented here relate to a small, but rapidly developing inland municipality. They are identified and described below.

A. DEVELOPED

The developed class of land use provides for continued intensive development and redevelopment of existing cities. Areas to be classified as "developed" include lands currently developed for urban purposes or approaching a density of 500 dwellings per square mile that are provided with usual municipal or public services, including at least public water, sewer, recreational facilities, police and fire protection. Areas which exceed the minimum density but which do not have public sewer service may best be divided into a separate class to indicate that although they have a developed character, they will need sewers in the future.

Within River Bend, all of the area within the Town corporate limits complies with the above definition. Although there is a considerable number of vacant lots within the Town limit boundaries, most of the areas have access or potential access to water and/or sewer services. Therefore, much of this undeveloped area could be developed during the period covered by this plan (1986-1996).

B. TRANSITION

Transition land is classified as those lands providing for future intensive urban development within the ensuing ten years on lands that are most suitable and that will be scheduled for provision of necessary public utilities and services. They may also provide for additional growth when additional lands in the developed class are not available or when they are severely limited for development.

Lands classified "transition" may include:

1. lands currently having urban services, and
2. other lands necessary to accommodate the urban population and economic growth anticipated within the planning jurisdiction over the next ten years.

Lands classified for the latter reason must:

- a. be served or be readily served by water, sewer, and other urban services, including streets, and
- b. be generally free of severe physical limitations for urban development.

The "transition" class should not include:

- a. lands of high potential for agriculture, forestry, or mineral extraction, or land falling within extensive rural areas being managed commercially for these uses, when other lands are available;
- b. lands where urban development might result in major or irreversible damage to important environmental, cultural, scientific, or scenic values; or
- c. land where urban development might result in damage to natural systems or processes of more than local concern; and
- d. lands where development will result in undue risk to life or property from natural hazards or existing land uses, e.g., frequently flooded areas.

The lands in River Bend that will be classified "transitional" include areas within the existing Town limits, and some areas within the former extra-territorial area.

The relationship between the "developed and transition" classification is usually an important one. The first class is meant to define the already intensively developed areas and/or those areas where intensive urban-type development is likely to occur. Transitional lands are those areas where public investment decisions will be required to provide the necessary urban services. With long-range planned improvements in both water and sewer services, the areas classified "transition" should have accessibility to these services.

Again, the relationship between "developed" and "transition" make those lands important areas to closely monitor. The Coastal Resources Commission has further clarified this relationship as described below.

The Developed and Transition classes should be the only lands under active consideration by a county or municipality for intensive urban development requiring urban services. The area within these classes is where detailed local land use and public investment planning will occur. State and federal expenditures on projects associated with urban development (water, sewer, urban street systems, etc.) will be guided to these areas.

C. CONSERVATION

The third CAMA land classification considered relevant to River Bend is the "conservation." The "conservation" class provides for effective long-term management of significant limited or irreplaceable areas. This management may be needed because of its natural, cultural, recreational, productive, or scenic values. This class should be limited to lands that contain: major wetlands; essentially undeveloped shorelands that are unique, fragile, or hazardous for development; necessary wildlife habitat or areas that have a high probability for providing necessary habitat conditions; publicly-owned water supply watersheds and aquifers; and forestlands that are undeveloped and will remain undeveloped for commercial purposes. Also, by definition, all Areas of Environmental Concern must be classified "conservation". In River Bend, however, the incidence of statutorily defined areas of Environmental Concern is very limited. However, potential wetlands have been identified as "Wildlife Preserve" areas on the Town's zoning map.

D. OTHER CLASSIFICATIONS

1. Community

The "community" classification provides for clustered land uses to meet housing, shopping, employment, and public service needs within the rural areas of a county. It is usually characterized by a small grouping of mixed land uses which are suitable and appropriate for small clusters of rural development not requiring municipal sewer service. There are no areas which will be classified "community" within River Bend's jurisdiction.

2. Rural

The "rural" class provides for agriculture, forest management, mineral extraction, and other low-intensity uses on large sites, including residences where urban services are not required and where natural resources will not be unduly impaired. These are lands identified as appropriate locations for resources management and allied uses: land with high potential for agriculture, forestry, or mineral extraction; lands with one or more limitations that would make development costly and hazardous; and lands containing irreplaceable, limited, or significant natural, recreational, or scenic resources not otherwise classified. There may be lands in the former extraterritorial jurisdiction that fit this category, but presently no lands will be classified as "rural" in River Bend's planning area.

E. LAND CLASSIFICATION SUMMARY

The proposed classification of land for varying levels of intensity and provision of public services in the Town of River Bend were represented in parts A through D, above. These classifications related directly to the "policy statements" contained in Section II of this plan. Additional information on the relationship between the land classification system and policies will be presented in the following Section IV.

SECTION IV

Relationship of Policies
and
Land Classification System

RELATIONSHIP OF POLICIES AND LAND CLASSIFICATIONS

As required by the Coastal Area Management Act, the land use plan must relate the policies section to the land classification map and provide some indication as to which land uses are appropriate in each class.

A. DEVELOPED AND TRANSITION CLASSES

As mentioned in the discussion of existing conditions, growth will continue to occur within the Town limits as well as within the one-mile extraterritorial area. These are areas where basic services such as water and sewer are available or might be feasible within the planning period. The developed and transition classes were specifically designated to accommodate these intensively developed areas and land uses, including residential, commercial, industrial, community facilities, and transportation.

B. RURAL CLASS

The rural class is the broadest of the land classes and is designated to provide for agriculture, forest management, mineral extraction and other low intensity uses. Residences may be located within the rural class where urban services are not required and where natural resources will not be permanently impaired. Some large developments may be encouraged in the rural class when there is an absence of otherwise suitable land within the development and transition classes and/or when there is a possible threat to the urban populace. Such large developments or uses include airports, land application sewer systems, and power plants.

C. CONSERVATION CLASS

The conservation class is designated to provide for effective long-term management of significant limited or irreplaceable areas which include Areas of Environmental Concern, and publicly owned gamelands and parks and cultural and historical sites. Policy Statements under Resource Protection, and Resource Production and Management in Section III of this plan address the Town's intentions under this class. Also, a more detailed discussion of the Conservation classification, along with permissible uses, is included in the preceding Section III.

D. COMMUNITY CLASS

Community class does not apply to River Bend's Land Use Plan Update because these are areas usually found at crossroads within the "rural classification." The general range of acceptable uses are limited to residences, isolated general and convenience stores, and churches and other public facilities. Such areas do not exist within River Bend's jurisdiction, but may exist if extra-territorial jurisdiction were re-established.

SECTION V
Intergovernmental Coordination

INTERGOVERNMENTAL COORDINATION

Throughout the preparation of the 1987 Land Use Plan, the Town of River Bend had contact with several government agencies and Craven County. The designation of "transition" lands along U.S. Highway 17, for example, was coordinated with the Craven County Planning Department. River Bend will continue to coordinate with various levels of federal, state, and other local governments throughout the implementation of its planning program.

APPENDICES

APPENDIX 1

EMERGENCY MANAGEMENT PLAN

Adopted 12-19-84
Amended 09-16-87

Town of River Bend
Craven County
North Carolina

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EMERGENCY MANAGEMENT PLAN

Adopted 12-19-84

Amended 09-16-87

Town of River Bend
Craven County
North Carolina

I. Authorities:

- a. North Carolina General Statute 166A.
- b. Emergency Management Ordinance for Craven County.

II. References:

- a. North Carolina Disaster Relief and Assistance Plan.
- b. Craven County American National Red Cross Agreement, Craven County Chapter.

III. Purpose:

This plan has been developed to provide for the safety of, and to inform the residents of the Town of River Bend in case of natural or man-made disasters. To reduce the vulnerability of people and property of this town to damage, injury and loss of life and property. To prepare for prompt and efficient rescue, care and treatment of affected persons, and to provide for the rapid and orderly rehabilitation of persons and restoration of property.

IV. Organization:

The primary responsibility for alerting, informing and evacuation of town residents (if required) rests with the Town Public Safety Officer and River Bend Police Department through cooperation with the Craven County Director of Emergency Services. Upon notification of any possible emergency situation pertaining to any area within the town, the Public Safety Officer and Police Department will ensure that all residents are kept informed as to the status of the emergency.

V. Concept of Operation:

- a. The designated town officials will be kept advised of the status of the emergency through the Public Safety Officer and Police Department in cooperation with the Craven County Emergency Services. (See Appendix A)

- b. Emergency communications will be maintained within the town and with the County Emergency Operations Center (EOC) by the use of mobile and portable radios in the event of failure of telephone circuits into the town. The services of Amateur and/or CB Radio Operators may also be utilized.
- c. An Emergency Command Post (ECP) will be established at the Town Office, or other designated location. (See Appendix B)
- d. Evacuation of residents in threatened areas will be accomplished as soon as possible following the determination that evacuation is needed. All residents are requested to evacuate their homes upon notification to do so.
- e. The primary evacuation shelter for this area will be designated by the County EOC.
- f. In case of flooding of Shoreline Drive, the back-up shelter for town residents unable to evacuate, will be the Town Hall. Amend. 09-16-87
- g. Mass care for evacuees in the primary shelters will be in accordance with agreements. (Feeding, clothing, medical care, etc.) (See Appendix D)
- h. Evacuees to the secondary shelter should bring clothing, food, water, cots, blankets, flashlights, medical needs, etc., as any care will be severely limited.
- i. Re-entry to evacuated areas will be allowed when authorized by the Public Safety Officer/Police Department.
- j. As soon as feasible, a damage assessment report will be completed by the Damage Assessment Team and submitted through the Town Emergency Command Post to the County Control Group. (See Appendix C)

VI. Actions to be Taken:

- a. Upon notification of a possible emergency condition, the River Bend Police Department will be on full alert, keeping the Public Safety Officer advised of their whereabouts at all times.
- b. If necessary, the Police Department will begin working a twelve (12) hour shift until the state of emergency is over. At that time normal shifts may resume.
- c. The Public Safety Officer or Chief of Police will keep the Chairman of the River Bend Community Watch Association advised of the status of the emergency at all times.
- d. The Town Emergency Command Post should be manned at all times so as to keep the

may be accomplished through the use of volunteers of the Community Watch Association. The person with primary responsibility for operation of the CP will be one of the town officials listed in Appendix A.

- e. If it is deemed necessary to utilize the back-up shelter, the Community Watch Association is designated the responsibility for manning the shelter with Shelter Captains. These individuals are given full authority for the operation and control of the shelter.
- f. Should it be necessary, the Community Watch Association will be requested to supplement the Police Department in patrolling the town to aid in the protection of property within the town. Community watch Personnel will only be asked to observe and report any suspicious activities to the Police Department for enforcement, the Community Watch Personnel are not to take it upon themselves to try and enforce the law.

APPENDIX A

The Town Officials with primary responsibility for the safety of town residents during an anticipated or actual state of emergency are:

- a. Overall Control:
 - 1. Mayor/Mayor-Protem
- b. Health and Safety:
 - 1. Public Safety Officer
 - 2. Police Chief
- c. Public Works and Roads:
 - 1. Public Works Director
- d. Damage Assessment:
 - 1. Public Works Director
 - 2. Director of Planning
 - 3. Administrative Officer
 - 4. Damage Assessment Team (See Appendix C)
- e. Reserve:
 - 1. Town Officials not listed above.

APPENDIX B

An Emergency Command Post will be established at the Town Office and will be manned during the emergency by at least one of the Town Officials listed in Appendix A. Town volunteers should be solicited to supplement manning the Command Post. When not on patrol, the Police Officer on duty will be at the Command Post. Should evacuation of areas of the Town be necessary, the Command Post will request that local TV and Radio stations broadcast the announcement and the Police Department will warn the residents of the area by the use of the patrol car siren and the P.A. system.

APPENDIX C

The Damage Assessment Team will consist of the following members:

1. Public Works Director
2. Finance Officer
3. Planning Director
4. Chairman of the Planning Board
- * 5. Building Contractor/Real Estate Official
- * 6. Insurance Representative
- * 7. Fire Inspector

* Should be a volunteer position.

APPENDIX D

A. Primary Shelter:

1. For the purpose of this plan, a primary shelter is defined as a predesignated structure of sufficient strength to withstand high winds, which is located in an area not subject to flooding or storm surge and which will safeguard a certain number of evacuees, and one which has been designated by the County as a Primary Shelter.
2. A limited number of cots and blankets will be supplied by the Red Cross/Emergency Management Services for the aged and sick.
3. Evacuees will be responsible for bringing blankets, food for small infants, and any special type of food that has been prescribed by a physician and only prescription drugs.
4. No animals will be allowed into the shelters except seeing eye dogs.
5. The County has primary responsibility for providing shelter for all county residents and visitors.

B. Secondary Shelter:

1. As provided for in this plan, a Secondary Shelter is one that is designated by the Town Command Post for those evacuees that are unable to evacuate to a Primary Shelter because of flooding of the roads or other causes.
2. In all likelihood, there will be no services available at the Secondary Shelter beyond what is brought by the individual evacuee. Evacuees should bring their own food, clothing, cots, blankets, flashlights, medical supplies, etc.
3. No animals will be allowed in the Secondary Shelter except seeing eye dogs.

APPENDIX E

Increased Readiness Action Checklist

Condition 5 - Hurricane Season (June 1 - November 30)

Condition 4 - Alert - Hurricane Advisory

Condition 3 - Hurricane Watch (48 Hours to landfall)

Condition 2 - Hurricane Warning (24 hours to landfall)

Condition 1 - 12 hours or less to landfall

Condition 0 - Landfall

The condition will be declared by the Director of the Craven County Emergency Operations Center.

APPENDIX F

A. Immunity and Exception:

1. As provided in General Statutes 166A-14:

All functions hereunder and all other activities relating to emergency management are hereby declared to be governmental functions. Neither the State nor any political subdivision thereof, nor, except in cases of willful misconduct, gross negligence or bad faith, any emergency management worker complying with or reasonably attempting to comply with this Chapter or any order, rule or regulation promulgated pursuant to the provisions of this Chapter or pursuant to any ordinance relating to any emergency management measures enacted by any political subdivision of the State, shall be liable for the death of or injury to persons, or for damage to property as a result of any such activity.

B. No Private Liability:

1. As provided in General Statutes 166A-15:

Any person, firm or corporation owning or controlling real or personal property who, voluntarily or involuntarily, knowingly or unknowingly, with or without compensation, grants a license or privilege or otherwise permits or allows the designation or use of the whole or any part or parts of such real or personal property for the purpose of sheltering, protecting, safeguarding or aiding in any way persons shall, together with his successors in interest, if any, not be civilly liable for the death of or injury to any person or the loss of or damage to the property of any persons where such death, injury, loss or damage resulted from, through or because of the use of the said real or personal property for any of the above purposes.

HURRICANE TRACKING CHART

The printing of this document was financed in part through a grant provided by the North Carolina Coastal Management Program, through funds provided by the Coastal Zone Management Act of 1972, as amended, which is administered by the Office of Coastal Zone Management, National Oceanic and Atmospheric Administration.

REMEMBER, hurricanes are large powerful storms that can suddenly change direction. Check frequently on the storm's progress until all Watches and Warnings for your area from the National Weather Service are canceled.

HURRICANE WATCH: hurricane may threaten within 36 hours

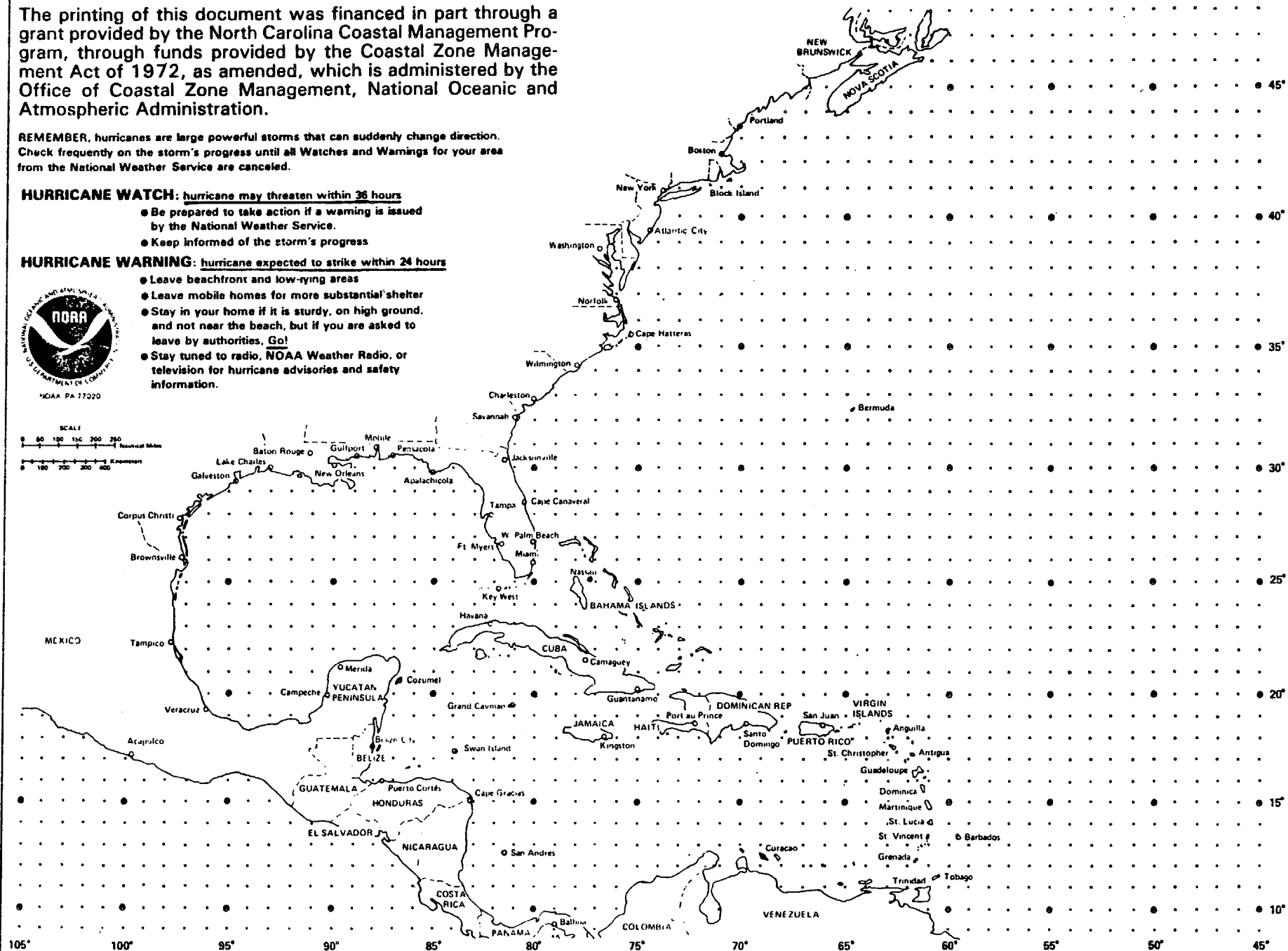
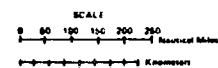
- Be prepared to take action if a warning is issued by the National Weather Service.
- Keep informed of the storm's progress

HURRICANE WARNING: hurricane expected to strike within 24 hours

- Leave beachfront and low-lying areas
- Leave mobile homes for more substantial shelter
- Stay in your home if it is sturdy, on high ground, and not near the beach, but if you are asked to leave by authorities, Go!
- Stay tuned to radio, NOAA Weather Radio, or television for hurricane advisories and safety information.



NOAA PA 17020



Craven County Emergency Hurricane Shelters

Emergency Hurricane Shelters

1. Bangert Elementary School
2. Bridgeton Elementary School
3. Brinson Memorial School
4. F. R. Danyus School
5. Farmlife Elementary School
6. Ft. Barnwell Elementary School
7. Graham A. Barden Elementary School
8. H. J. McDonald Jr. High School
9. Havelock Elementary School
10. Havelock High School
11. Havelock Middle School
12. J.T. Barber School
13. Jasper Elementary School
14. New Bern High School
15. Oaks Road Elementary School
16. Trent Park School
17. West Craven High School
18. West Craven Middle School

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APPENDIX 2

1986-87 LAND USE PLAN UPDATE
CITIZEN SURVEY FORM
TOTAL (ALL AGES)

Dear fellow residents of River Bend:

The Town of River Bend is preparing an update to its Land Use Plan prepared originally under the Coastal Area Management Act. This plan will review and present policies for land preservation and development over the next ten years and will serve as a general guide for the Town, County, developers, and state and federal agencies. The Town Council and Planning Board request your involvement in this planning process.

Please take a few minutes to complete the following questions, and return the questionnaire in the enclosed self-addressed envelope. All responses will remain confidential. Thank you. Please return by August 15, 1986.

1. How long have you lived at River Bend? Do you own or rent your residence? What age group are you in?

Length of Residence		Owner or Renter		Age Group	
451	149 1- 2 yrs - 33%	33	Rent - 7%	24	20-30 - 5%
	134 2- 5 yrs - 30%	453	420 Own - 93%	57	31-40 - 12%
	108 5-10 yrs - 24%			56	41-50 - 12%
	50 10-15 yrs - 11%			95	51-60 - 21%
	10 15 yrs or more - 2%			183	61-70 - 40%
				42	Over 70 - 9%

2. Please check one: 447 Retired - 298 - 67% Employed - 149 - 33%

3. How do you get most of your information about what is going on in River Bend?

367	A. The River Bender - 80%	18	D. Television - 6%
457	126 B. The Sun Journal - 28%	256	E. Word of Mouth - 56%
96	C. Attending Town Meetings - 21%		

4. What, in your opinion, is the most critical development issue facing River Bend over the next 10 years? (If more than one is checked, rank them in numerical order of importance to you, with #1 being the most important and #9 being the least important.)

5	Provision of adequate drainage
R 6	Provision of adequate water and sewer to meet growth demands
A 2	Control, or guidance, of land development within the planning jurisdiction
N 1	Maintaining the "character" of the Town, i.e., quiet residential
K 3	The amount and location of future commercial development
I 4	Adequacy of Shoreline Drive as main entrance to River Bend from U.S. 17.
N 7	Traffic congestion at Highway 17 intersection
G 8	Other (list) See responses listed under Other for Question #4

Age 20-50 (32 responses) Age 51 & over (62 responses)

5. In your opinion, which of the following best describes how River Bend should grow in the next 10 years? (Check one)

452	72 Remain about the same as now	326	Grow only moderately	54	Grow substantially
	16%		72%		12%

6. As River Bend grows, there will be a market for developers to serve the commercial needs of our community. In your opinion, where should this future commercial development be located?

54	Adjacent to existing commercial zoned land near Town Hall - 11%
83	Along U.S. 17 at intersection with entrances into River Bend - 18%
465	282 Along U.S. 17, but away from entrance to River Bend - 61%
46	Other suggestions on locations (list) - 10%
	Age 20-50 (19 responses)
	Age 50 & over (75 responses)

8. If a mobile home park ordinance was adopted with adequate minimum development standards (landscape buffer, paved roads, underground utilities), would you favor zoning to permit mobile home parks across U.S. 17?

458 Yes 15 - 3% No 430 - 94% No Concern 13 - 3%

9. Please indicate the degree of agreement or disagreement with each of the following statements:

	Agree Strongly	Agree	No Opinion	Dis- agree	Disagree Strongly	
A person should be able to do anything he wants with and on his property	<u>18</u> 4%	<u>42</u> 9%	<u>4</u> 1%	<u>215</u> 49%	<u>161</u> 37%	440
People should be able to park their boats, trailers, etc., anywhere they want on their own property	<u>24</u> 5%	<u>62</u> 14%	<u>13</u> 3%	<u>173</u> 39%	<u>174</u> 39%	446
The Town should increase taxes to provide for increased services (street repaving, walking paths, bike trails, etc.)	<u>16</u> 4%	<u>109</u> 25%	<u>43</u> 10%	<u>139</u> 32%	<u>124</u> 29%	431
I would like to see more high quality Planned Unit Developments in River Bend (Planned Unit Development would be clustered housing w/amenities such as swimming pool, club house, tennis courts, etc.)	<u>24</u> 5%	<u>77</u> 17%	<u>54</u> 12%	<u>133</u> 30%	<u>164</u> 36%	452
The Town should acquire additional land for recreational use, i.e., ball parks, etc.	<u>37</u> 8%	<u>136</u> 31%	<u>65</u> 15%	<u>124</u> 28%	<u>78</u> 18%	440
River Bend should have its own fire protection and not depend on Rhems VFD	<u>35</u> 8%	<u>91</u> 20%	<u>58</u> 13%	<u>167</u> 37%	<u>97</u> 22%	448
I would be willing to work as a volunteer fireman	<u>9</u> 2%	<u>47</u> 13%	<u>74</u> 20%	<u>164</u> 44%	<u>80</u> 21%	374
River Bend should establish its own rescue squad unit	<u>35</u> 8%	<u>126</u> 29%	<u>70</u> 16%	<u>130</u> 30%	<u>74</u> 17%	435
I would be willing to work as a volunteer rescue squad member	<u>9</u> 2%	<u>57</u> 15%	<u>77</u> 20%	<u>154</u> 41%	<u>83</u> 22%	380
The existing Town ordinances are reasonable	<u>31</u> 8%	<u>236</u> 57%	<u>69</u> 17%	<u>55</u> 13%	<u>20</u> 5%	411
I would like to see an animal leash law in River Bend	<u>181</u> 42%	<u>132</u> 31%	<u>28</u> 6%	<u>59</u> 14%	<u>31</u> 7%	431
I would be willing to pay more taxes for the following:						
More recreation facilities	<u>23</u> - 6%	<u>84</u> -24%	<u>28</u> - 8%	<u>111</u> -31%	<u>110</u> -31%	356
Fire Department	<u>25</u> - 7%	<u>101</u> -27%	<u>43</u> -11%	<u>107</u> -29%	<u>98</u> -26%	374
Rescue Squad	<u>38</u> -10%	<u>108</u> -28%	<u>44</u> -11%	<u>101</u> -27%	<u>90</u> -24%	381
Police Department	<u>31</u> - 8%	<u>101</u> -28%	<u>46</u> -13%	<u>95</u> -26%	<u>92</u> -25%	365
Water System	<u>33</u> - 9%	<u>96</u> -26%	<u>40</u> -11%	<u>97</u> -27%	<u>99</u> -27%	365
Sewer System	<u>31</u> - 8%	<u>88</u> -24%	<u>45</u> -12%	<u>107</u> -29%	<u>98</u> -27%	369
Public Garbage Collection	<u>19</u> - 5%	<u>56</u> -16%	<u>30</u> - 9%	<u>125</u> -36%	<u>116</u> -34%	346
Others (Specify) _____						

9. Please discuss briefly any land use related issues not reflected above which you consider important to the future development of River Bend.

APPENDIX 2

ISSUES TO BE ADDRESSED IN 1987 LAND USE PLAN

River Bend, North Carolina

I. Land Use Issues

As part of the land use planning process and public participation process, the Town Board and Planning Board decided to use a planning questionnaire, which was extensively distributed throughout the River Bend community. Based on results of that questionnaire and conversations with the Planning Board and Council members, it was determined that the following represent primary development issues to be addressed in the 1987 Land Use Plan.

In the 20-50 age group, the following were land use issues of primary concern:

1. Maintenance of the quiet residential character of River Bend.
2. The amount and location of future commercial development.
3. Control and guidance of land development within the planning jurisdiction.
4. Provision of adequate water and sewer to meet growth demands.
5. Provision of adequate drainage for River Bend.
6. Adequacy of Shoreline Drive as main entrance to River Bend and to U.S. 17.

In the 51 and over age group, the following represented the six highest priority land use issues:

1. Maintenance of the quiet residential character of River Bend.
2. Control and guidance of land development within the planning jurisdiction.
3. The amount and location of future commercial development.
4. Adequacy of Shoreline Drive as main entrance to River Bend and to U.S. 17.
5. Provision of adequate drainage for River Bend.
6. Provision of adequate water and sewer to meet growth demands.

II. Outline of Issues to be Addressed and Options Being Considered

1. Under control and guidance of future land development, we will look at possible guidelines, such as site plan review for future commercial or other development; possibly more stringent on landscape buffering requirements, which was also mentioned in the 1981 River Bend Land Use Plan.
2. The provision of adequate drainage is presently being addressed through a study funded by the State, and being conducted by Talbert, Cox & Associates.
3. The provision of adequate water and sewer is also presently being studied in detail, with an initial report being provided to the Town Board from Talbert, Cox & Associates.
4. The adequacy of Shoreline Drive has been a growing concern because of the potential flooding problems that exist near the Scotchman on Shoreline Drive. Because this road is the only access into and out of the primary residential area of River Bend, there is much concern that in a flooding situation, much of the area would be cut-off from the U.S. 17 Highway area. During the planning process, we have looked at several thoroughfare plan alternatives that will be incorporated into the Land Use Plan.
5. Another issue of great concern is the amount and location of future commercial development. Based on the results of the questionnaire and meetings previously held by both the Planning Board and Town Board, it is apparent that many of the River Bend citizens have very strong feelings about the amount of commercial development which would be appropriate for River Bend and the location of such commercial development.
6. When citizens were asked to express their opinion about the amount of growth in the future for River Bend, both the 20-50 age group and 51 and over age group expressed a strong desire for moderate growth in the future. Specifically, 60% of the 20-50 age group and 77% of the 51 and over age group expressed a desire to have a moderate rate of growth.
7. The questionnaire also revealed that 52% of the 20-50 age group would like to see commercial development encouraged along U.S. 17, but away from the main entrance to River Bend, with 66% of the 51 and over age group expressing the same opinion. Based on that information and the desire to have better access and additional access into primary

residential areas of River Bend, the possibility of locating future commercial development along U.S. 17, but adjacent to a new major thoroughfare entering River Bend, is being considered.

8. Both the 20-50 age group and 51 and over age group felt very strongly that they would not like to see mobile home development in River Bend; specifically, 92% of the younger age group indicated that they would not like to see mobile home development, with 95% of the 51 and over age group indicating the same.
9. Fifty-four percent of the 20-50 age group expressed a desire to see additional land for recreational purposes being secured, with 33% of the 51 and over age group expressing the same opinion.
10. When citizens were asked about the adequacy of community facilities, both age groups indicated a satisfaction with the present arrangements for both fire protection and rescue squad protection. Neither group expressed a desire to see the Town of River Bend establish either a fire department or a rescue squad.
11. When the question was asked in the planning questionnaire about the desirability of high-quality plan unit developments, 33% of the 20-50 age group said they would like to see such development, with 57% saying that they would not. In the 51 and over age group, 17% said they would like to see such development, with 70% saying they would not. Again, this response seems to reflect the earlier-stated desire to see the quiet residential character of River Bend maintained.

III. Road Planning

Currently, River Bend has one major access point into the primary residential portion of River Bend from U.S. 17. The Land Use Plan Update will incorporate a proposed thoroughfare plan, which can be reviewed and adopted by the Department of Transportation and used by the Planning Board in review of future subdivisions to ensure that adequate thoroughfares are provided in the incorporated and planning jurisdiction area that is presently undeveloped.

IV. U.S. 17 Corridor

Since the 1987 Land Use Plan Update process began, there has been extensive development on the north side of U.S. 17 near or adjacent to the main entrance into River Bend. This development has been in the form of residential lots that front directly on U.S. 17, and other lots that are served off of a secondary road which does not require that curb cuts be established along U.S. 17. The Land Use Plan Update will address the desirability of future residential and other development having controlled access along U.S. 17 and encouraging interior roads, rather than direct access, to this primary thoroughfare through the community. The Land Use Plan will also address the desirability of sign control along the U.S. 17 corridor. At present, there are only two or three commercial billboards along this thoroughfare, and presently, the thoroughfare has a very rural attractive appearance, which should be maintained in keeping with the desire to continue the quiet residential character of River Bend.

RIVER BEND LAND USE PLAN UPDATE, 1987
Analysis of 1982 Policy Statements/Implementation Actions

The CAMA Land Use Plan for coastal communities is essentially a policy document aimed at guiding localities toward sound growth management. Because circumstances, conditions, and issues change over time, the Coastal Resources Commission, under State law, requires the local land use plans to be updated every five years in order to "take a second look" at old policies for their relevance as well as examine newly emerging trends and concerns. The Commission is also requiring in all 1987 updates an assessment of the previous policy statements and implementation steps taken to effectuate them. This summary analysis of some of the major policies contained in the 1982 Plan is being presented as an appendix to the 1987 Plan Update. A review of the current status of 1982 policies and proposed actions also helped to identify new policy issues.

DEVELOPMENT ISSUES

Policy/Implementation

Status/Relevancy Actions

A. RESOURCE PROTECTION

1. Policy: To permit only those uses in Coastal Wetlands AEC which are demonstratively consistent with the aforementioned goal in the following priority: conservation; development activities which require water access and cannot function elsewhere.

1. Continuing and ongoing concern. No direct zoning ordinance amendments, however, have taken place in order to implement their policies.

Policy: To maintain the right of the public to use the Trent River, Rocky Run, Island Lake, Samuels Creek, and the canal for navigation, recreation, and other public uses.

Implementation:

- ° Prohibit in wetlands and marshes, all uses which, by their design, destroy the marshes.
- ° Consider establishing a local ordinance enforcing the existing requirement (by the Health Department or the Coast Guard) prohibiting dumping. This ordinance should also require the installation of a pump-out facility at the expansion of existing marinas or at new marinas.

Will still be considered.

Policy/Implementation

2. Policy: To prevent the disturbance of natural wetlands associated with the Trent River and tributary streams, especially those designated as "Wildlife Preserve District (WP)" in the River Bend Zoning Ordinance.

Policy: To maintain and improve riparian vegetation.

Implementation:

- ° Develop a list of non-permitted uses and incorporate it into the zoning ordinance, to include: hunting, taking, or disturbing wildlife; cutting, taking, collecting, or damaging of plant life; fill or discharge of effluents which cause temperatures to rise to an extent that endangers indigenous plants, fish, and/or wildlife.
- ° Develop standards for development along waterways and wetlands and incorporate within the zoning ordinance.

3. Policy: To control types of land uses which extract excessive amounts of water from the aquifer.

Implementation: Support the N.C. Department of Natural Resources and Community Development which requires that users of more than 100,000 gallons per day acquire a permit.

Status/Relevancy Actions

2. Still a policy concern. The major implementation action was classifying wetlands as "conservation" on the 1982 Land Classification Map.

Existing ordinance for permitted uses for established wildlife zoning is believed to cover Town's needs.

All waterfront land is now developed. CAMA regulations are followed.

Implemented.

Policy/Implementation

Status/Relevancy Actions

4. Policy: To enhance the powers of the Planning Board for consideration of unknown archaeological resources, particularly on properties cited for demolition and excavation.

Implementation: Contact the Department of Cultural Resources for information pertaining to state and federal mechanisms which protect archaeological sites, such as legislation and easements.

5. Policy: To require lower-density development in areas of less suitable soils in order to minimize detrimental impact upon soil resources and upon the development itself.

Implementation: Amend the zoning ordinance to require increased minimum lot size for areas which drain poorly and which cannot economically be made to drain.

6. Policy: To undertake appropriate measures to control erosion within the planning area.

Implementation: Apply for technical assistance to conduct a feasibility study or an assessment of available erosion prevention measures to be incorporated into future town ordinances or otherwise developed for application by the Town.

Not believed to be relevant to River Bend.

Existing ordinances considered to be satisfactory.

Study currently (1988) underway.

Policy/Implementation

Status/Relevancy Actions

RESOURCE PRODUCTION

1. Policy: To preserve and maintain prime agricultural land while accommodating limited urban growth clusters. To preserve and protect forestlands for forest uses.

Implementation:

- ° Amend the River Bend Zoning Ordinance and Subdivision Regulations through the establishment of an agricultural preservation zone, minimum lot size (10 acres), and permitted and non-permitted uses list.
 - ° Amend the River Bend Zoning Ordinance and Subdivision Regulations to establish a forest preservation zone, which stipulates a minimum lot size (20 acres) and permitted and non-permitted uses list.
2. Policy: To maintain and improve existing fish habitats while accommodating public access to the Trent River.

Policy: To maintain and manage riparian vegetation and groundcover to promote wildlife habitats, to stabilize banks, to allow for the natural filtering action of soils, and to shade waterways to lower water temperatures.

Implementation:

- ° Support all federal and state programs dealing with management and production of commercial fisheries.

1. This issue is not as relevant as when the 1982 Plan was prepared. Since 1982, River Bend has lost jurisdictional control over its extra-territorial area, which contains both agricultural and forested areas.

No longer a relevant problem within the Town.

Policy/Implementation

Status/Relevancy Actions

- ° Identify public access points as part of River Bend's parks and recreation planning program.
- ° Amend the zoning ordinance to require developers to prepare a riparian vegetation plan for all applicable areas.

C. ECONOMIC AND COMMUNITY DEVELOPMENT

1. Goal: To foster desired levels, types, and patterns of economic development which are consistent with the unique character of the Town, raise local employment levels, and otherwise contribute to the local economic base so as to implement the Land Classification Map.
2. Policy: To promote a diversity of housing types within the extra-territorial area, with some emphasis given to the needs of low and moderate income households.
3. Policy: To promote development which absorbs the projected excess capacity of the water system inside the Town.

Implementation: Develop a water supply distribution plan which phases the use of private wells and public wells if a mixed system is desirable, or a community-wide central water system. This plan should balance present need (built environment) and future need (new development). Solicit the participation of the water system owner in this effort.

2. Not a relevant policy at this time.

Policy/Implementation

Status/Relevancy Actions

4. Policy: To support the NRCD policy of issuing no permits for extension of sewer lines until the permitted capacity is increased.

Policy: To develop the Town's capacity to provide sewer services to development in a phased manner so that appropriate development is stimulated (within the means available), the tax burden and user rates are kept fair, and that the prime beneficiary (the developer) pays an equitable share of the costs.

Implementation: Establish priorities for issuing sewer permits as follows:

- ° First Priority: Lots already having sewer lines installed
- ° Second Priority: Lots where septic tank and field absorption systems are not environmentally feasible

5. Policy: To pursue the establishment of a multi-purpose park in River Bend.

Policy: To encourage the improvement of public access to the Trent River.

Implementation:

- ° Develop a multi-purpose park plan.
- ° Develop a public access plan which identifies access points for boat launching and pedestrian/view settings, and methods for acquisition.

The water and sewer systems are not owned by Town. However, the Owner does work closely with the Town, relative to new development.

Actively in progress.

Actively in progress.

Not currently considered to be practical at this point in the Town's development.

Policy/Implementation

Status/Relevancy Actions

D. CONTINUING PUBLIC PARTICIPATION

1. Policy: To implement a process for complete review of the comprehensive plan on a five-year basis which provides opportunities for active involvement by the City's residents, businesses, and organizations.

Implementation:

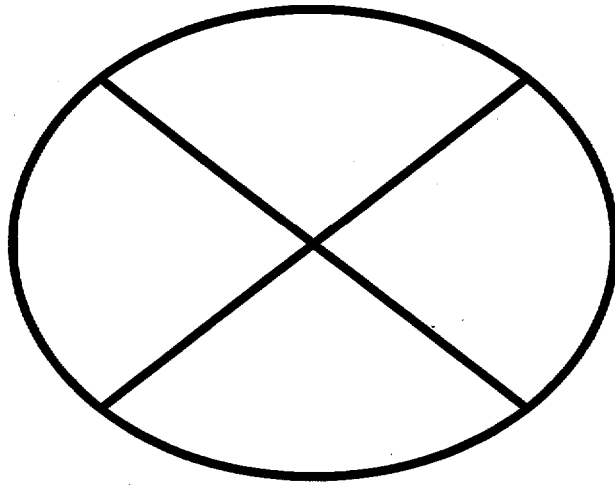
- ° Post the notice of public hearings as required by law.
- ° Utilize the River Bender Newsletter For information dissemination on land use planning-related matters.

1. This process was implemented and is an ongoing concern.

On going.

On going.

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